

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** CPC 7 VUE Fort Lauderdale,  
LLC/VUE Fort Lauderdale

**Case #:** 56-R-03

**Date:** September 9, 2003

**Comments:**

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Provide a report of the number of trips to be generated by this site to the planning and engineering staff (on the plans to be circulated for final DRC approval) to account for any additional trips on the Beach.
4. It appears from review of the Broward County Traffic Ways Plan that this section of S.R. A-1-A requires a one hundred (100) foot corridor width, while only eighty (80) feet exists. Since forty (40) feet exists east of centerline a ten (10) foot right-of-way dedication shall be required pursuant to Section 47-25.2 of the City's Ordinances. The owner shall dedicate the necessary right-of-way for conveyance to the FDOT staff prior to issuance of the building permit.
5. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
  - a. Paving, Grading, and Drainage (PGD) Plan
  - b. Water and Sewer Plan
  - c. Details and Specifications per City Standards, as applicable.

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6. Any construction of sidewalk, curb and gutter, or accesses which may interfere with City maintained street lights or services requires coordination with Engineering staff. A **separate engineering permit** is required prior to contractor(s) impacting existing right-of-way infrastructure.
7. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per engineering department standard detail P2.1).
8. Correct the property line on sheet A-0 to coincide with the survey layout of this property on the main VUE site. The southeastern corner diverges into S.R. A-1-A right-of-way and is incorrect on the architect's plan.
9. The architectural and engineering site plans and paving and drainage plan shall indicate the existing location of curb openings on S.R. A-1-A for access to the new site. These openings shall be modified, if required, to coincide with the proposed drives into the project with a permit from the Florida Department of Transportation.
10. Verify with Planning staff the required sidewalk width required by Code, Comprehensive Plan, or other applicable documents for this particular region of the City, and design accordingly.
11. Dimension any parking spaces shown on site plans.
12. Indicate the width of the proposed public sidewalk shown on Sheet A-1 and properly indicate it on all engineered plans.
13. Insufficient stacking distance appears to exist as per Section 47-20.5 of City Code. A forty-four (44) foot stacking area is required unless reduction is applicable as outlined in Section 47-20.5.C.6.d.
14. A stop sign and bar shall be located four (4) feet within the owner's property near the public sidewalk.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** CPC 7 VUE Fort Lauderdale,  
LLC/VUE Fort Lauderdale

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**Comments:**

1. Flow test required.
2. Show hydrant location

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** CPC 7 VUE Fort Lauderdale,  
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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** CPC 7 VUE Fort Lauderdale,  
LLC/VUE Fort Lauderdale

**Case #:** 56-R-03

**Date:** September 9, 2003

**Comments:**

1. Verify that the site's 35% landscape area requirement is met. Note that landscape areas must be "open to the sky" to count.
2. By Code, palms need at least a 3' wide pervious planting area width; trees (including Buttonwoods) need 8'. There appears to be deficiencies in the pool deck area.
3. Develop a definitive street tree scheme.
4. Add "rain sensor" requirement to irrigation note.
5. All Tree Preservation Ordinance requirements apply. "Equivalent replacement" for removed trees and palms to be above min. site Code requirements.
6. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. (If applicable), overhead lines should be placed underground.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

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**Division:** Planning

**Member:** Don Morris  
954-828-5265

**Project Name:** CPC 7 VUE Fort Lauderdale,  
LLC/VUE Fort Lauderdale

**Case #:** 56-R-03

**Date:** September 9, 2003

#### **Project Description:**

The petitioners propose to construct twenty-seven (27) cabanas that will be accessory to the recently approved Vue condominiums (50-R-02) located at 1924 N. Ocean Blvd. (A-1-A). The subject property is located at 2000 N. Ocean Blvd. Accessory uses are prohibited without a principal use on the property.

#### **Comments:**

1. Board of Adjustment (BOA) approval to allow an accessory use without a principal use shall be required prior to final DRC approval.
2. Provide a point-by-point text narrative of how this proposal meets Adequacy Requirements of Section 47-25.2.
3. It is strongly recommended that these plans be presented to representatives of the North Beach Island Alliance.
4. Show outline, height and uses of adjacent structures on the site plan.
5. All private drives shall comply with engineering standards (47-20.5 (B)). Discuss standards with engineering representatives.
6. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
7. Landscaping shall be provided as and independent site and shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
8. Obtain written confirmation from the Broward County Historic Preservation Commission that the site has no archeological or historical significance.
9. Additional comments may be forthcoming.

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<b>Division:</b>	Police	<b>Member:</b>	Det. C. Cleary- Robitaille (954) 828-6419
<b>Project Name:</b>	CPC 7 VUE Fort Lauderdale, LLC/VUE Fort Lauderdale	<b>Case #:</b>	56-R-03
<b>Date:</b>	September 9, 2003		

**Comments:**

1. Will there be any accommodations made for vehicular traffic?
2. Are you anticipating patron parking on the site?
3. Stairwells should not allow access from the ground floor.
4. Impact- resistant glass should be used on all glazed areas.
5. Card access is recommended for individual units, as well as entry into the pool area.
6. **Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** CPC 7 VUE Fort Lauderdale,  
LLC/VUE Fort Lauderdale

**Case #:** 56-R-03

**Date:** September 9, 2003

**Comments:**

1. A use variance is required prior to final DRC review.